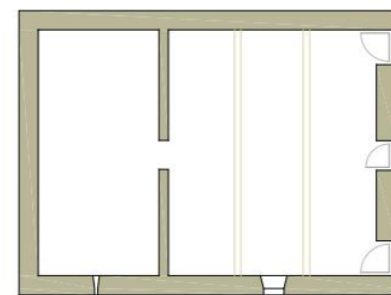


EXISTING UPPER GROUND FLOOR PLAN



PROPOSED UPPER GROUND FLOOR PLAN



EXISTING LOWER GROUND FLOOR PLAN



PROPOSED LOWER GROUND FLOOR PLAN

## Barn at Hazel Gill Farm, Mallerstang, Kirkby Stephen, CA17 4JX

- Barn for conversion
- Garden and parking
- Full planning permission granted
- Tenure: freehold
- 3 bedroomed property
- Council Tax: Band TBC

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## LOCATION

The property is located amidst the beautiful countryside of the Yorkshire Dales National Park with many walks for all abilities including the Water Cut, the Eden benchmark close to the source of the river Eden and close to Pendragon Castle. The market town of Kirkby Stephen lies 6 miles to the north and provides a good range of everyday facilities including a supermarket, general shops and post office, banks, hotels and public houses, medical centre, primary and secondary schools and many sports clubs. There is a station on the historic Leeds-Settle-Carlisle railway line at Kirkby Stephen and also at Garsdale, 9 miles further south. The M6 at Tebay/Junction 38 lies about 18 miles away and the A66 trans-Pennine route at Brough about 10 miles.

## PROPERTY DESCRIPTION

A rare opportunity to acquire a barn with full planning permission to be converted into a detached 3 bedroomed home, located in the Mallerstang Valley this property offers far reaching views and the perfect location for a family home.

The planning permission can be found on the Yorkshire Dales National Park planning authority website with the following reference number: E/07/19. All applicants should fully satisfy themselves with the planning details.

The property has been designed with reverse style accommodation to make the most of the existing space.

Please note this property is accessed via a privately owned farm track allowing a written right of access across it.

## GROUND FLOOR

### Principal Bedroom

Double bedroom with ensuite bathroom.

### Bedroom 2

Double bedroom.

### Bedroom 3

Double bedroom.

### Bathroom

### Utility/Store Cupboard

## FIRST FLOOR

### Open Plan Living/Dining/Kitchen Space

Kitchen, dining area, lounge with stairs leading down to the ground floor.

### Boot Room and WC

### Utility Space/Study

## EXTERNALLY

Garden with parking for two cars and an area for refuse bin storage.

## ADDITIONAL INFORMATION

### Referral & Other Payments

PFK work with preferred providers for certain services necessary for a house sale or purchase. Our providers price their products competitively, however you are under no obligation to use their services and may wish to compare them against other providers. Should you choose to utilise them PFK will receive a referral fee: Napthens, Bendles LLP, Scott Duff & Co Property Lawyers/Conveyancing Service - completion of sale or purchase - £120 to £180 per transaction; Pollard & Scott/Independent Mortgage Advisors – arrangement of mortgage & other products/insurances - average referral fee earned in 2022 was £260.48; M & G EPCs Ltd - EPC/Floorplan Referrals - EPC & Floorplan £35.00, EPC only £24.00, Floorplan only £6.00. All figures quoted are inclusive of VAT.

## SALE DETAILS

**Services:** Electric and water are close by and are to be connected by the buyer. A treatment plant is also to be installed by the buyer and all easements and rights of way are in place. Internet cables run in the track so can also be easily connected.

**Viewing:** Through our Penrith office, 01768 862135.

**Directions:** From Kirkby Stephen town centre proceed southwards to the traffic lights and turn left for Nateby, about 2 miles. Proceed through the village for a further 3 miles to the hamlet of Outhgill, passing through the village and following the road for 1.2 miles. On the right there is a new wooden gate and a footpath sign. Follow the single track up towards the farm, there is a barn on the left and then a further track, please park here and take the rest on foot.

